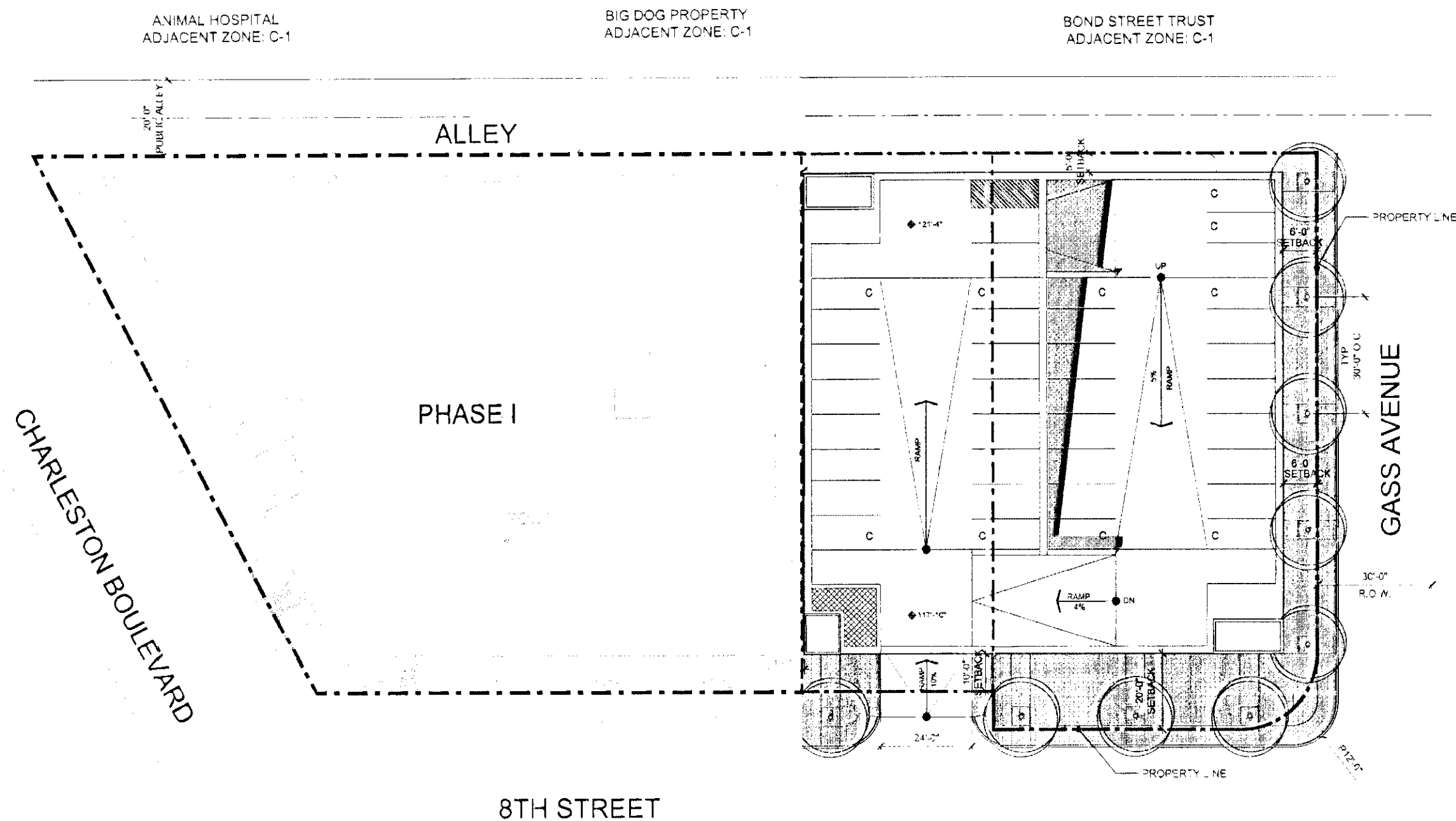
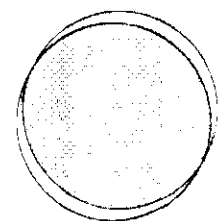




PLANTING LEGEND

SYMBOL BOTANICAL NAME / COMMON NAME



PISTACIA CHINENSIS
CHINESE PISTACHE



SHRUBS SEE BELOW

SUGGESTED SHRUBS

SYMBOL BOTANICAL NAME / COMMON NAME

ALOE SIMILIFLORA
ALOE
DALIA CAPATA SIERRA GOLD
SIERRA GOLD DALIA
FOXTAIL CA GUALUCA
BLUE FESCUE
HESPERALOE FUNIFERA
GIANT HESPERALOE
LEUCOPHYLLUM LANGMANIAE
RIO ERIATO
MARI REDA MACULOSA
TODAL TUBEROSE
DALIA A DORP
DESERT DALLS
TETRAEUS ACALUS
ANGELITA DALLS
TRACHEGANTIA PALLIDA
PURPLE HEART
VINCA MINOR
PERIWINKLE
YUCCA BACATA
BANANA YUCCA
ZEPHYRANTHES SPECIES
RAIN JULY

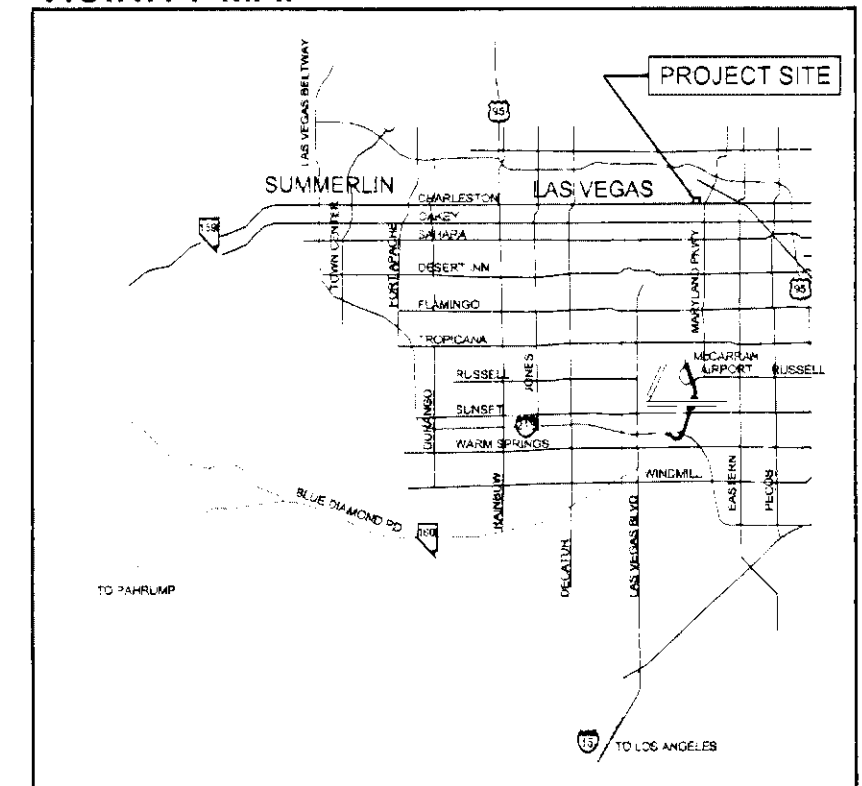
SITE FURNITURE LEGEND

SYMBOL DESCRIPTION



TREE GRATES BY IRONSMITH (702) 253-6622 MODEL 60" SQUARE MARKET STREET
TRENCH GRATES BY IRONSMITH (702) 253-6622 MODEL MARKET STREET 6' X 4'0" X 1" COLORED CONCRETE BY SOLOMON COLOR SANDSTONE LIGHT BROOM FINISH

VICINITY MAP

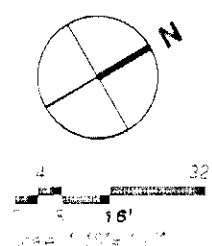


SITE ANALYSIS

SITE AREA	.98 AC (NET) 1.63 AC(GROSS)
APN#	A PORTION OF 139-34-410-245 139-34-410-244
CURRENT ZONING	C-1
F.A.R. (FLOOR AREA RATIO)	0
LOT COVERAGE	36.81%

PARKING ANALYSIS

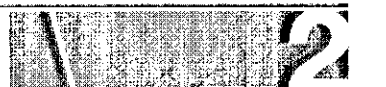
PARKING PROVIDED	92 SPACES
(INCLUDING 4 HANDICAP PARKING SPACES)	
(INCLUDING 22 COMPACT PARKING SPACES)	



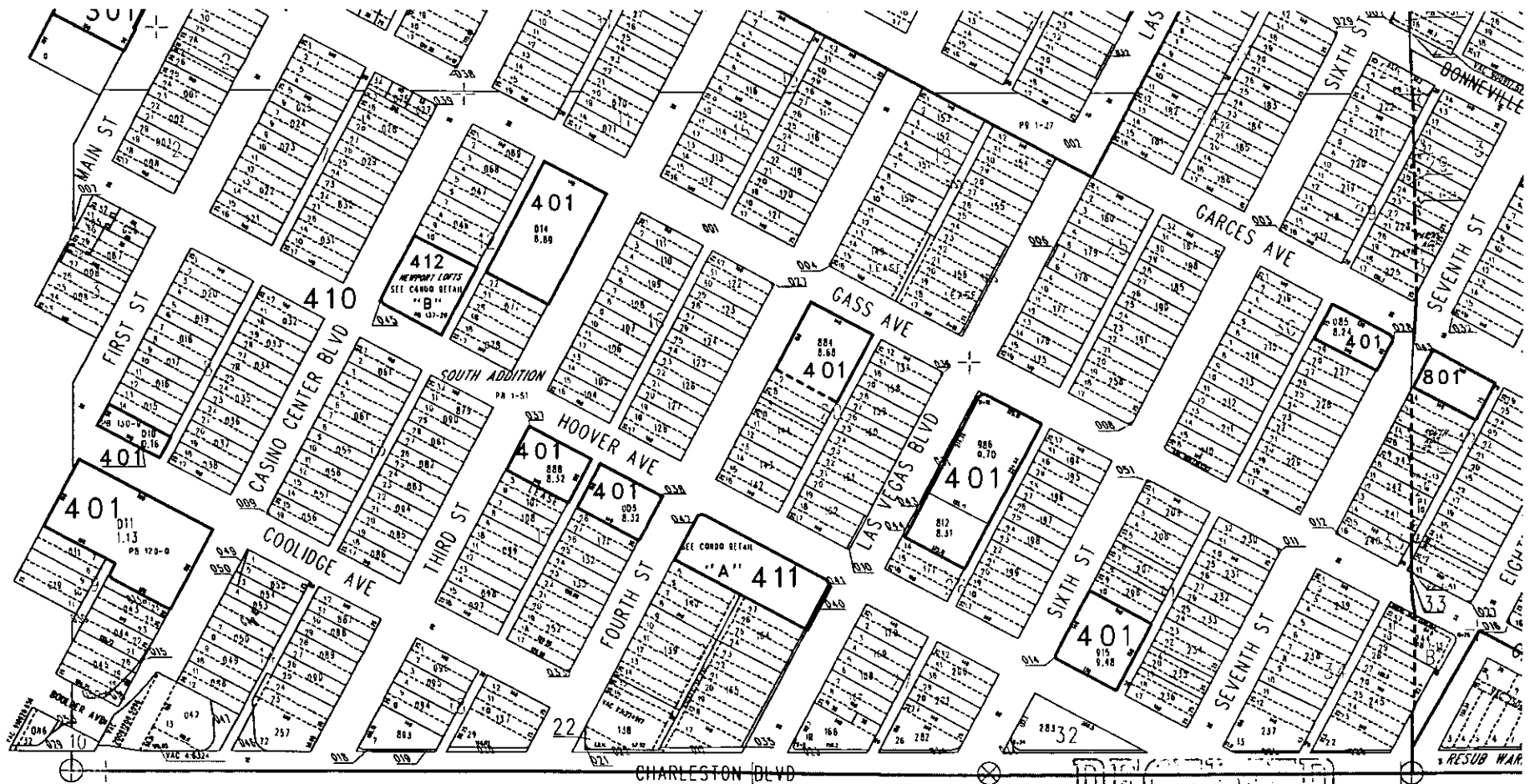
SEP 24 2010

jma

architecture studios



NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM TEXT ORIGINAL 	MAP LEGEND PARCEL BOUNDARY SUBD BOUNDARY ROAD EASEMENT PM/LD BOUNDARY NON-PARCEL LOT LINE MATCH LINE / LEADER LINE ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R61E	34	S 2 SW 4	139-34-4																																																													
		AVERAGE DA VALUE 35	PARCEL NUMBER ACREAGE 202 PG 25-15	PARCEL SUB/SED NUMBER PLAT RECORDING NUMBER 5 5	<table border="1"> <tr> <th>R60E</th> <th>R61E</th> <th>R62E</th> </tr> <tr> <td>125</td> <td>124</td> <td>123</td> </tr> <tr> <td>139</td> <td>139</td> <td>140</td> </tr> <tr> <td>163</td> <td>162</td> <td>161</td> </tr> </table>	R60E	R61E	R62E	125	124	123	139	139	140	163	162	161	<table border="1"> <tr> <th>R</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> <th>8</th> </tr> <tr> <td>1</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> <td>6</td> <td>7</td> </tr> <tr> <td>8</td> <td>9</td> <td>10</td> <td>11</td> <td>12</td> <td>13</td> <td>14</td> </tr> <tr> <td>15</td> <td>16</td> <td>17</td> <td>18</td> <td>19</td> <td>20</td> <td>21</td> </tr> <tr> <td>22</td> <td>23</td> <td>24</td> <td>25</td> <td>26</td> <td>27</td> <td>28</td> </tr> <tr> <td>29</td> <td>30</td> <td>31</td> <td>32</td> <td>33</td> <td>34</td> <td>35</td> </tr> <tr> <td>36</td> <td>37</td> <td>38</td> <td>39</td> <td>40</td> <td>41</td> <td>42</td> </tr> </table>	R	3	4	5	6	7	8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	
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ROAD ID NUMBER																																																																				

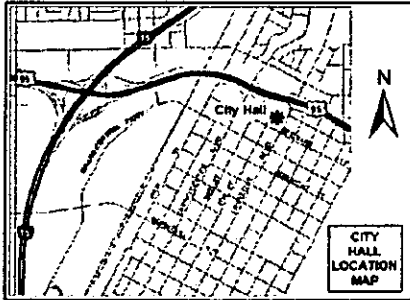


RECEIVED
 SEP 07 2010

TAX DIST 203

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

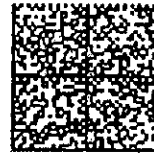
Please use available blank space on card for your comments.

VAR-39458 & SDR-39457

Planning Commission Meeting of 10/21/2010

16203515012 0004279218 OCT08 2010

PRESORTED
FIRST CLASS



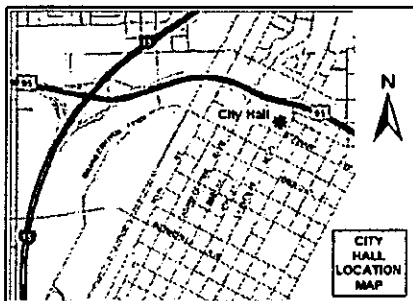
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0004279218 OCT 08 2010
MAILED FROM ZIP CODE 89101

RECEIVED
10 OCT 13 PM 1:26
PLANNING AND
DEVELOPMENT

16203515012 Case: VAR-39458
SHATWELL JAMES
1206 S 7TH ST
LAS VEGAS NV 89104-1544

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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I SUPPORT
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I OPPOSE
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VAR-39458 & SDR-39457

Planning Commission Meeting of 10/21/2010

16203515012 0004279218 OCT08 2010

PRESORTED
FIRST CLASS



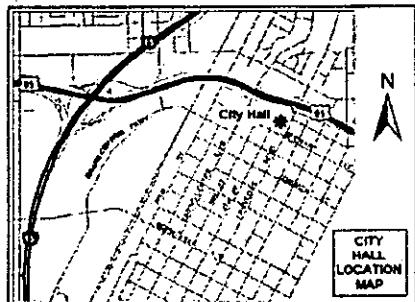
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PLANNING AND
DEVELOPMENT

16203515032 Case: VAR-39458
LUCKY YOU TRUST
1248 S 8TH ST
LAS VEGAS NV 89104-1547

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39458 & SDR-39457

Planning Commission Meeting of 10/21/2010

HARVEY 11 89104

PRESORTED
FIRST CLASS



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PLANNING AND
DEVELOPMENT

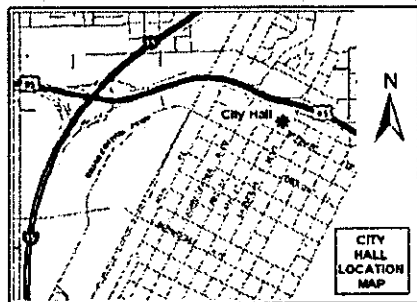
Case: VAR-39458

16203515033
HARVEY 1992 TRUST
1240 S 8TH ST
LAS VEGAS NV 89104-1547



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39458 & SDR-39457

Planning Commission Meeting of 10/21/2010

HARVEY 11 89104

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101

13934810024
WALKER FRED R TRUST
5240 ACGUA LN
PAHRUMP NV 89061-7037

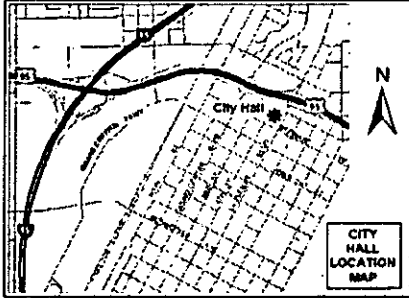
Case: VAR-39458

RECEIVED
OCT 18 2010



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
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Please use available blank space on card for your comments.

VAR-39458 & SDR-39457

Planning Commission Meeting of 10/21/2010,

PRESORTED
FIRST CLASS

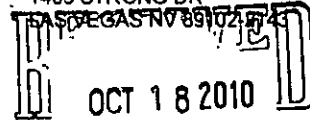


UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101
\$ 00.414
FITNEY BOWLS

WE SUPPORT THE
APPLICATION.

13934810044
APPLE ROBERT M & MARY M
1405 STRONG DR
LAS VEGAS NV 89102-7743

Case: VAR-39458



FRONT SIDE



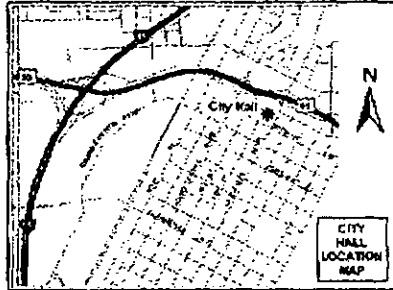
10-19-'10 14:07 FROM-SCI INC.

951-245-9221

T-717 P001/001 F-209

City of Las Vegas
Planning & Development Department
Development Services Center
31 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39458 & SDR-39457

Planning Commission Meeting of 10/21/2010

10-19-10 14:07 FROM-SCI INC.

13934810104

PRESORTED
FIRST CLASS



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0004279218 OCT 08 2010
MAILED FROM ZIP CODE 89101
\$ 00.41
PITNEY BOWES

Case: VAR-39458

13934810104
CHARLESTON TOWERS L L C
18501 COLLIER AVE #B-106
LAKE ELSINORE CA 92530-2764

Pre-Application Conference Item Required		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
YES	NO				

APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." --> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist(s) signed by planner			
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☐	☒	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)			

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

SITE PLAN						
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans:	6
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW):	1
☒	☐	All building setbacks labeled			NOTES:	
☒	☐	All adjacent existing land uses and street names labeled				
☒	☐	All points of ingress and egress shown				
☒	☐	ADA accessibility requirements shown/labeled				
☒	☐	Parking standard(s) utilized: Office 1:300				
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total				
☒	☐	All free-standing sign locations shown and heights and sizes noted				

LANDSCAPE PLAN						
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans:	0
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans:	0
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW):	0
☐	☒	All required perimeter landscape planters shown			NOTES:	
☐	☒	All required parking lot fingers/islands shown				
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover				

BUILDING ELEVATIONS						
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans:	1
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans:	1
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 BW):	1
☐	☒	All building materials and colors noted			NOTES:	
☐	☒	8" x 10" photo of original color and material board				
☐	☒	All wall sign locations shown and sizes noted				

FLOOR PLANS						
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans:	0
☐	☒	Scale and building dimensions labeled			Colored, Rolled Plans:	0
☐	☒	All building entrances/exits shown			Reduced Copy (8-1/2x11 BW):	0
☐	☒	Use of all rooms noted/labeled			NOTES:	
☐	☒	Maximum Occupancy (per I.B.C.)				
☐	☒	Seating Capacity (where applicable)				

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Owner / Applicant:	Clark County Legal Services Program	Application Type:	Variance
Representative:	JMA - Cherie Guzman/The Capitol Company - Russell Rowe	Application Purpose:	19.08.050 no setbacks (front, rear, side, corner, and rear) and 57% lot coverage where 50% allowed.
APN:	139-34-410-244 & 245	Site Location:	800 S. 8 th Street & 721 E. Charleston Boulevard
Planner's Signature:		Pre-App. Meeting Date:	07/09/2010
		Submittal Deadline:	09/07/10 - no later than 2:00 pm

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 22, 2010

Mr. Terry Bratton
Clark County Legal Services Program
800 South Eighth Street
Las Vegas, Nevada 89101

**RE: VAR-39458 - VARIANCE RELATED TO SDR-39457
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Bratton:

Your request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW 82% LOT COVERAGE WHERE 50% IS THE MAXIMUM ALLOWED on 0.98 acres at the southwest corner of Gass Avenue and 8th Street (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on October 21, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-39457) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkanian

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



Mr. Terry Bratton
VAR-39458 - Page Two
October 22, 2010

This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **November 1, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Russell Rowe
The Capitol Company
10100 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

October 8, 2010

Mr. Terry Bratton
Clark County Legal Services Program
800 South Eighth Street
Las Vegas, Nevada 89101

**RE: VAR-39458 - VARIANCE RELATED TO SDR-39457
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Bratton:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **October 21, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, October 15, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Russell Rowe
The Capitol Company
10100 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell





CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-39458

MEETING DATE: 10/21/10 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature [Handwritten Signature]

Date 10-9-10

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

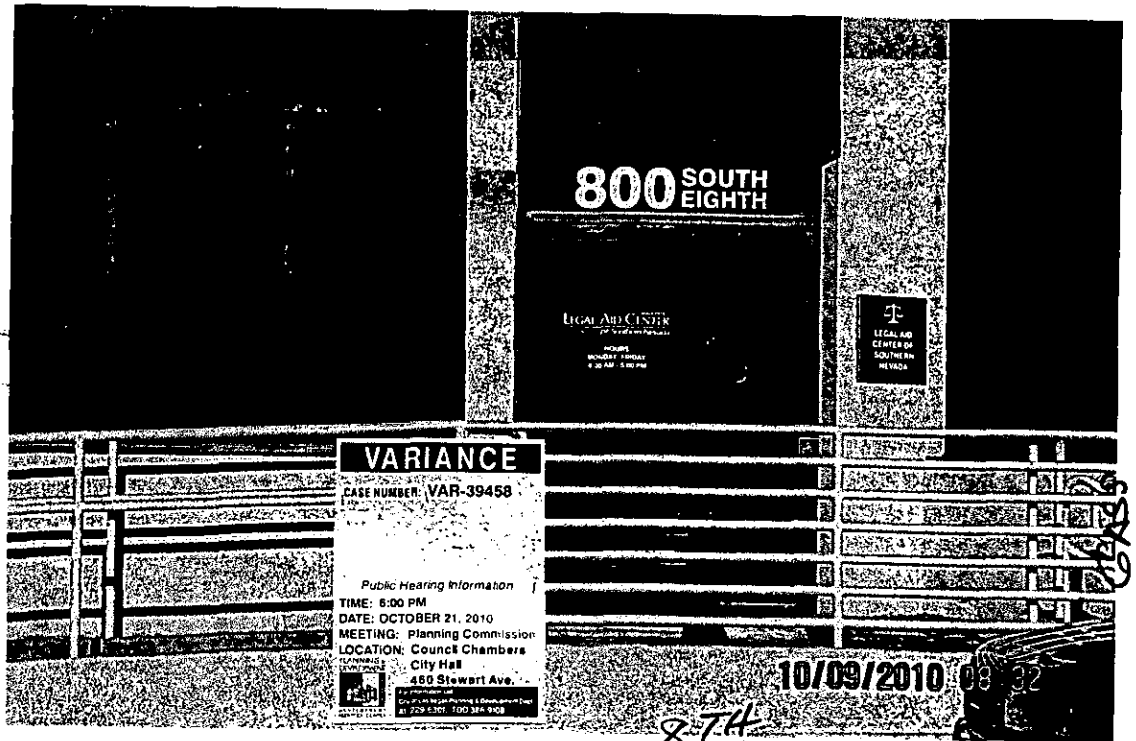


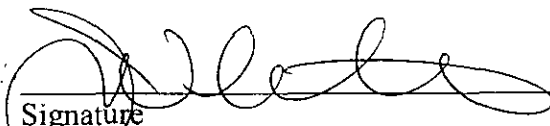
CAS

MEI

Sign
Code,
schedu

g
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Signature

10-9-10
Date

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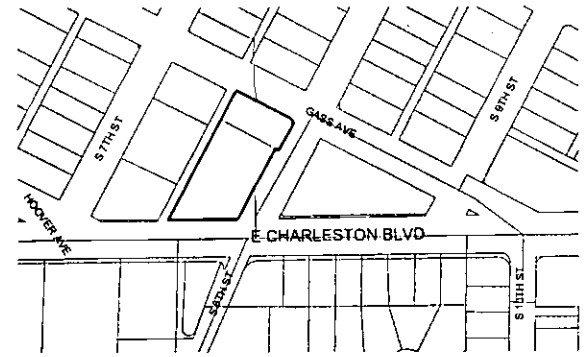
Application Information

VAR-39458 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW 82% LOT COVERAGE WHERE 50% IS THE MAXIMUM ALLOWED on 0.98 acres at the southwest corner of Gass Avenue and 8th Street (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

SDR-39457 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39458 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A THREE STORY, 33-FOOT TALL PARKING GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW ZERO FEET ALONG THE SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, ZERO FEET ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED on 0.98 acres at the southwest corner of Gass Avenue and 8th Street (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: October 21, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

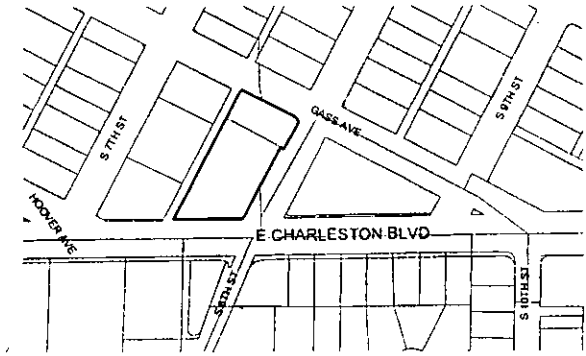
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VAR-39458 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW 82% LOT COVERAGE WHERE 50% IS THE MAXIMUM ALLOWED on 0.98 acres at the southwest corner of Gass Avenue and 8th Street (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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Application Location



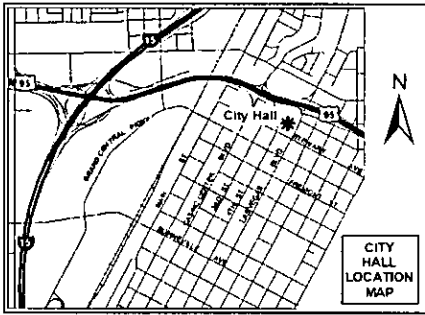
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: October 21, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

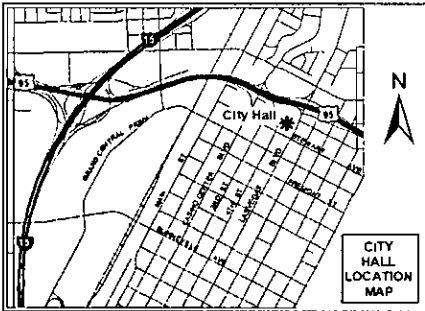
Please use available blank space on card for your comments.

VAR-39458 & SDR-39457

Planning Commission Meeting of 10/21/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39458 & SDR-39457

Planning Commission Meeting of 10/21/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: September 20, 2010
Re: **VAR-39458** Clark County Legal Services 721 E. Charleston Blvd.
Request for a Variance for setbacks

COMMENTS:

We have no comment on the Request for a Variance application to allow a 10-foot front yard setback where 20-feet is required, a zero foot side yard setback where 10-feet is required, a six-foot corner side yard setback where 15 feet is required, a five-foot rear yard setback where 20 feet is required and to allow 82% lot coverage where 50% is the maximum allowed for property located at 721 East Charleston Boulevard.

Development Notification

PC Meeting: October 21, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-39458

West Huntridge NA

18b The Las Vegas Arts District

24

Beverly Green NA

Crestwood NA

Downtown Business Operators Council

Francisco Park NA

Fremont Street Experience Business Association

Gateway Neighborhood Association

Hillside Heights NA

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Marycrest Manor HOA

Maverick - Hidden Village Apartments

Mayfair NA

Newport Lofts

Oaktree Apartments

Orleans Square NA

Rancho Oakey NA

Sahara - Southridge Association of Business

South Cove Apartments

Southridge NA

Towne Terrace Apartments

P/L
297/
269

Report of All Selected Parcels

Case Number: VAR-39458 ; **SDR-39338**

Printed On: Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
24 HR ANIMAL HOSPITAL L L C	%SILVER STATE LEGAL 4625 W NEVSO DR #2 & 3 LAS VEGAS NV	13934410237
518 GARCES AVE LTD	%R PISTOL 631 S LAS VEGAS BLVD LAS VEGAS NV	13934410180
518 GARCES AVE LTD	631 LAS VEGAS BLVD S LAS VEGAS NV	13934410186
609 SOUTH EIGHT STREET L L C	%M HERRAN 8130 LA MESA BLVD #93 LA MESA CA	13934810049
609 SOUTH EIGHTH STREET L L C	%M VACA 1524 HENDRIX PL #101 CHULA VISTA CA	13934810048
702 S 6TH ST L L C	9345 HELENA AVE LAS VEGAS NV	13934410187
716 SOUTH SIXTH STREET L L C	716 S SIXTH ST LAS VEGAS NV	13934410191
718 PROFESSIONAL BUILDING L L C	718 S 8TH ST LAS VEGAS NV	13934810034
724 S 9TH STREET GROUP L L C	8036 AVALON ISLAND ST LAS VEGAS NV	13934810072
7-ELEVEN INC	%AV TAX DEPT #0125 P O BOX 711 DALLAS TX	13934813001
A A K P	%M/M A LEAVITT 7151 COPPER RD LAS VEGAS NV	13934810010
A S P TRUST	800 S 7TH ST LAS VEGAS NV	13934410230
ADAMS HERMAN M & BRIAN M	1341 CASHMAN DR LAS VEGAS NV	13934810033
ALETO CHRISTINE & JACK	801 PARK PASEO LAS VEGAS NV	16203511021
ALICEA ABDON JR & LIZETTE	808 PARK PASEO ST LAS VEGAS NV	16203515076
ANGARAN AARON M	815 PARK PASEO LAS VEGAS NV	16203511020
APPLE ROBERT M & MARY M	1405 STRONG DR LAS VEGAS NV	13934810044
ARAUJO ALEXANDRA L	P O BOX 26025 LAS VEGAS NV	16203512018
ARNTSON THERESA J	615 PARK PASEO LAS VEGAS NV	16203510001
ASMUSSEN JEANNE	718 PARK PASEO ST LAS VEGAS NV	16203515037
AUGUST KATHIE M	707 S 9TH ST LAS VEGAS NV	13934810077
BANK U S NEVADA	%U S BANK CORPORATE PPTYS 2800 E LAKE ST LAKE0012 MINNEAPOLIS MN	13934812001
BANK WELLS FARGO N A	%THOMSON PPTY TAX SERV P O BOX 2609 CARLSBAD CA	16203114003
BENNER ROSANNE	%GILBERT & ASSOC 4391 FERNBROOK RD LAS VEGAS NV	16203510005
BERMAN BRIAN K & KIMBERLY A	1340 MARINA DEL REY CT LAS VEGAS NV	13934810036
BERNAL JOSE	1017 FRANCIS AVE LAS VEGAS NV	16203512023
BIERFASS RICARDO ALBERTO	4832 SANTA BARBARA ST LAS VEGAS NV	16203515039
BIG DOG PROPERTY	817 S 7TH ST #817 LAS VEGAS NV	13934410238
BOEHM DEBORAH A ETAL	4999 MESA VIEW DR LAS VEGAS NV	16203515090
BOPP BARBARA A REV SEP PPTY TR	1213 S 7TH ST LAS VEGAS NV	16203515016
BRANDY ROBERT M	611 6THST LLC 113 PINE ISLAND CT LAS VEGAS NV	13934410221
BRANTLEY STEVE	823 PARK PASEO LAS VEGAS NV	16203511018

Report of All Selected Parcels**Case Number:** VAR-39458**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
BREWER LYNN S	1219 8TH PL LAS VEGAS NV	16203515096
BROWN JAMES J & LAURA B	830 E CHARLESTON BLVD LAS VEGAS NV	16203511029
BROWN JAMES J & LAURA B FAM TR	830 E CHARLESTON BLVD LAS VEGAS NV	16203511027
BROWN JAMES J & LAURA B FAM TR	830 E CHARLESTON BLVD LAS VEGAS NV	16203511028
BROWN JAMES J & LAURA B FAM TR	830 E CHARLESTON BLVD LAS VEGAS NV	16203511026
BRUHN ROBIN & ROBIN M	P O BOX 570098 LAS VEGAS NV	16203515046
BYRNE JOHN P	8449 KITTYHAWK LOS ANGELES CA	16203515010
C & M PARTNERSHIP	629 S 6TH ST LAS VEGAS NV	13934410217
CASTILLO-CALDERON	1122 S 10TH ST LAS VEGAS NV	16203512086
CATRAM L L C	612 S 10TH ST LAS VEGAS NV	13934810096
CAWLEY F KELLY & ALISON	808 S 6TH ST LAS VEGAS NV	13934410196
CERNA YSMAEL C	1212 S 9TH ST LAS VEGAS NV	16203515114
CERVANTES JUAN M	1146 S 10TH ST LAS VEGAS NV	16203512081
CERVANTEZ JUSTIN J	1212 8TH PL LAS VEGAS NV	16203515075
CHARLESTON BAZAR L L C	5395 S POLARIS AVE LAS VEGAS NV	16203513002
CHARLESTON BAZAR L L C	5395 S POLARIS AVE #100 LAS VEGAS NV	16203513001
CHARLESTON BAZAR L L C	5395 S POLARIS AVE #100 LAS VEGAS NV	16203512001
CHARLESTON BUILDING L L C	%J & F FRANCO 9920 FOLSOM DR LAS VEGAS NV	16203501004
CHARLESTON TOWERS L L C	18501 COLLIER AVE #B-106 LAKE ELSINORE CA	13934810104
CHARLESTON TOWERS L L C	18501 COLLIER AVE #B-106 LAKE ELSINORE CA	13934812003
CHARLESTON TOWERS L L C	18501 COLLIER AVE #B-106 LAKE ELSINORE CA	13934810075
CHARLESTON TOWERS L L C	18501 COLLIER AVE #B-106 LAKE ELSINORE CA	13934810105
CHARLESTON TOWERS L L C	18501 COLLIER AVE #B-106 LAKE ELSINORE CA	13934810074
CHARLESTON TOWERS L L C	18501 COLLIER AVE #B-106 LAKE ELSINORE CA	13934810101
CHARLESTON TOWERS L L C	18501 COLLIER AVE #B-106 LAKE ELSINORE CA	13934810103
CHEUNG KIN YAN	P O BOX 30668 LAS VEGAS NV	13934810013
CINLEE 7 L L C	608 S 8TH ST LAS VEGAS NV	13934810023
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	16203511030
CIVIL DISPUTE RESOLUTION L L C	624 S 9TH ST LAS VEGAS NV	13934810065
CLARK COUNTY LAW FOUNDATION	725 S 8TH ST LAS VEGAS NV	13934810037
CLARK COUNTY LAW FOUNDATION	725 S 8TH ST LAS VEGAS NV	13934810038
CLARK COUNTY LEGAL SERV PROGRAM	800 S EIGHTH ST LAS VEGAS NV	13934410245

Report of All Selected Parcels**Case Number:** VAR-39458**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
CLARK COUNTY LEGAL SERV PROGRAM	800 S 8TH ST LAS VEGAS NV	13934410244
CLAY MATT B & ANGELA L	617 JOSHUA CT WALNUT CREEK CA	16203515013
CLS3 LAND TRUST AGREEMENT	701 PARK PASEO LAS VEGAS NV	16203510003
COMER FAMILY REVOCABLE TRUST	721 S 8TH ST LAS VEGAS NV	13934810039
CORTEZ JULIO	1116 S 10TH ST LAS VEGAS NV	16203512087
COTTINO GARY ALBERT & CHERI FEHR	1250 S 9TH ST LAS VEGAS NV	16203515087
CROSBY DAVID & MARY FAMILY L P	711 S 8TH ST LAS VEGAS NV	13934810041
CUSTOM ESTATES L L C	5594 S FORT APACHE RD #100 LAS VEGAS NV	16203510006
DAVENPORT CHRISTINE ANN	1229 S 8TH PL LAS VEGAS NV	16203515094
DEAVER TOMMY F & VICTORIA M	810 E CHARLESTON BLVD LAS VEGAS NV	16203511024
DECARO INVESTMENTS I L L C	%MM LORENZO 5831 REBECCA RD LAS VEGAS NV	13934410233
DECASTRO NIEVES O & CRENCIO O	1139 S 10TH ST LAS VEGAS NV	16203512019
DECKER KELLY G & CHRISTY	623 S 6TH ST LAS VEGAS NV	13934410219
DEER SPRINGS L L C	3317 W CHARLESTON BLVD LAS VEGAS NV	13934810073
DEJESUS SARA	1106 S 10TH ST LAS VEGAS NV	16203512089
DEN EQUITY L L C	616 S 8TH ST LAS VEGAS NV	13934810026
DEVITTE MARY ROSE	1232 S 8TH PL LAS VEGAS NV	16203515071
DGUGGLIEMO PAULA	1244 S 9TH ST LAS VEGAS NV	16203515086
DIAMOND RICHARD & S 2004 REV TR	24518-B WINDSOR DR VALENCIA CA	13934410202
DIAMOND RICHARD & S 2004 REV TR	24518-B WINDSOR DR VALENCIA CA	13934410201
DIETRICH-RIVERA DOROTHY M	12285 SW 151ST ST #F208 MIAMI FL	16203512017
DRAPS-AZ L L C	6175 SPRING MOUNTAIN RD #2B LAS VEGAS NV	13934410210
DRAPS-AZ L L C	6175 SPRING MOUNTAIN RD #28 LAS VEGAS NV	13934410229
DYNAVID LTD	631 LAS VEGAS BLVD S LAS VEGAS NV	13934410181
E & C L L C	P O 31691 LAS VEGAS NV	13934410228
E & C L L C	P O BOX 31691 LAS VEGAS NV	13934410184
E & C L L C	P O BOX 31691 LAS VEGAS NV	13934410227
E & I INC	2821 GILMARY AVE LAS VEGAS NV	13934410171
EBINGER ROBERT M	2512 FULANO WY LAS VEGAS NV	13934410197
ESTRADA LUIS	1019 YUCCA AVE LAS VEGAS NV	16203512005
EVANGELISTA L L C	700 S SEVENTH ST LAS VEGAS NV	13934401005
F & J L L C	850 E BONNEVILLE AVE LAS VEGAS NV	13934810061

Report of All Selected Parcels**Case Number:** VAR-39458**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
FEDERAL NATIONAL MORTGAGE ASSN	%RECONTRUST CO 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	16203515084
FOUNTAIN ERNEST M	626 S 9TH ST LAS VEGAS NV	13934810066
GALEOS ROMEO & BLANDINA	653 BENEDICT DR LAS VEGAS NV	16203512004
GALEOS ROMEO & BLANDINA REV TR	653 BENEDICT DR LAS VEGAS NV	16203512088
GAMETTE BRAUNDA T	620 S 8TH ST LAS VEGAS NV	13934810027
GARCES & NINTH L L C	701 S 9TH ST LAS VEGAS NV	13934810078
GARDNER ADA TRUST	728 GARCES AVE LAS VEGAS NV	13934810029
GAROFALO JEFFERY ALAN	805 CYPRESS MEADOWS LN LAS VEGAS NV	16203515035
GOLDBERG AUBREY & JOANNE A ETAL	601 S 9TH ST LAS VEGAS NV	13934810118
GRAVES JOHN J JR	601 S 6TH ST LAS VEGAS NV	13934310072
GRAVES JOHN J JR	601 S 6TH ST LAS VEGAS NV	13934410222
GRONEMEIER DEAN W	2815 VIA AVANTI ST HENDERSON NV	16203512078
GROOVER R DAVID REVOCABLE LIV TR	3116 PORTSIDE DR LAS VEGAS NV	13934810011
GUSTILO RAUL & ANTONINA	1234 8TH PL LAS VEGAS NV	16203515070
HALEY NICHOLAS R	1224 8TH PL LAS VEGAS NV	16203515072
HARDY LIVING TRUST ETAL	5691 N BONITA VISTA ST LAS VEGAS NV	13934801008
HARMON JEFFREY E & RHONDA FAM TR	3668 HILLARY ELAN CT LAS VEGAS NV	16203511022
HARMON JEFFREY E & RHONDA FAM TR	3668 HILLARY ELAN CT LAS VEGAS NV	16203511023
HARRISON PROPERTIES LTD	%GOLD & SILVER PAWN SHOP 713 S LAS VEGAS BLVD LAS VEGAS NV	13934410176
HARRISON PROPERTIES LTD	%GOLD & SILVER PAWN SHOP 713 S LAS VEGAS BLVD LAS VEGAS NV	13934410177
HARRISON PROPERTIES LTD	%R HARRISON 713 LAS VEGAS BLVD S LAS VEGAS NV	13934410179
HARRISON PROPERTIES LTD	%R HARRISON 713 LAS VEGAS BLVD S LAS VEGAS NV	13934410178
HART TONI ALIENE	P O BOX 14248 LAS VEGAS NV	16203112036
HARVEY 1992 TRUST	1240 S 8TH ST LAS VEGAS NV	16203515033
HASTINGS MARTIN D	8105 SAPPHIRE BAY CIR LAS VEGAS NV	13934410225
HASTINGS MARTIN D & ANGELA M	8105 SAPPHIRE BAY CIR LAS VEGAS NV	13934410224
HEGEMAN GREGORY	1221 S 7TH ST LAS VEGAS NV	16203515018
HELLERSTEDT JAMES L	1236 S 8TH ST LAS VEGAS NV	16203515034
HENRIQUES STELLA F	91633 PUPU ST EWA BEACH HI	16203515043
HEWITT RAYMOND	1736 E CHARLESTON #180 LAS VEGAS NV	16203515078
HOLMES LESTER & KATHELEEN TRUST	614 S 8TH ST LAS VEGAS NV	13934810025
HOWARD FAMILY TRUST	%M/M M HOWARD 1101 S 6TH ST LAS VEGAS NV	16203511002

Report of All Selected Parcels**Case Number:** VAR-39458**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HOWARD JOHN HALL JR	810 S 7TH ST LAS VEGAS NV	13934410232
INCA INVESTMENTS INC	%K VANNOORD 2961 INDUSTRIAL RD #416 LAS VEGAS NV	16203112042
INGERSOLL JOE & D FAM TR ETAL	4555 CAROL CIR LAS VEGAS NV	13934410239
INTERIM HOLDINGS L L C	%CAPITAL SRVCING INC 50 PORTLAND PIER #400 PORTLAND ME	13934801007
J B I Z HOLDINGS L L C	626 S 10TH ST LAS VEGAS NV	13934810098
J C S 1 L L C	826 E CHARLESTON BLVD LAS VEGAS NV	13934410211
J J M PROPERTIES L L C	520 S 4TH ST #300 LAS VEGAS NV	13934410216
JACK & GRACIE L L C	7 MOUNTAIN COVE CT HENDERSON NV	13934810022
JACKSON HARRY TRUST	1212 S 7TH ST LAS VEGAS NV	16203515011
JACKSON LINDA E	1229 S 9TH ST LAS VEGAS NV	16203515101
JACKSON WILLIAM W	3800 EL PORTAL AVE LAS VEGAS NV	13934410243
JAFFA INVESTMENTS L P	%G & M KADOSH 133 TIGERTAIL RD LOS ANGELES CA	13934410159
JIMENEZ KARLA I	1228 S 9TH ST LAS VEGAS NV	16203515083
JOHNSON LUKE H	1223 S 9TH ST LAS VEGAS NV	16203515100
JULIP M M INC	%P GOLDSTEIN 609 S 7TH ST LAS VEGAS NV	13934810015
JUNIOR CORP	1617 MARBELLA RIDGE CT LAS VEGAS NV	13934410158
KABOB L L C ETAL	%R & K KNOX III 3734 ECKER HILL DR PARK CITY UT	13934410169
KABOB L L C ETAL	%R & K KNOX III 3734 ECKER HILL DR PARK CITY UT	13934410200
KABOB L L C ETAL	%R & K KNOX III 3734 ECKER HILL DR PARK CITY UT	13934410168
KABOB L L C ETAL	%R & K KNOX III 3734 ECKER HILL DR PARK CITY UT	13934410167
KALUZNA-WSZOLEK MARIE T	630 S 9TH ST LAS VEGAS NV	13934810067
KARPINSKI VINCENT B LIV REV TR	700 PARK PASEO LAS VEGAS NV	16203515014
KAY FAMILY TRUST	1617 BAYONNE DR LAS VEGAS NV	13934410206
KEEGAN ULLA & CATHERINE	1025 YUCCA AVE LAS VEGAS NV	16203512013
KEEGAN ULLA & CATHERINE	1025 YUCCA AVE LAS VEGAS NV	16203512006
KEENE JENNIFER REID & JARRET D	1215 9TH ST LAS VEGAS NV	16203515098
KELLY CHARLES E	706 S 8TH LAS VEGAS NV	13934810031
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934410242
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934810006
KENNY CRAIG P	723 S 7TH ST LAS VEGAS NV	13934810035
KENYON L P	617 HOOVER AVE LAS VEGAS NV	13934410235
KENYON L P	617 HOOVER AVE LAS VEGAS NV	13934410236

Report of All Selected Parcels**Case Number:** VAR-39458**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
KENYON L P	617 HOOVER LAS VEGAS NV	13934410234
KNAFF PROPERTIES MGT L L C	7335 EDNA LAS VEGAS NV	13934810068
KOCH-MERSCH L L C	%H KOCH 701 S 7TH ST LAS VEGAS NV	13934801006
KOPF PROPERTIES II L L C	9075 PROCYON AVE LAS VEGAS NV	13934410198
KRIEGER FAMILY TRUST	8009 SUMMER HARVEST AVE LAS VEGAS NV	13934810012
L S H	P O BOX 60933 BOULDER CITY NV	13934410194
LAKEWEST LAS VEGAS PPTYS L L C	%WALGREEN CO #4106 %TAX DEPT MS #1435 104 WILMOT RD DEERFILED IL	16203114002
LANG GARY D & TRACY	6449 CELESTE AVE LAS VEGAS NV	13934410241
LANGE KATELYN A	4391 FERNBROOK LAS VEGAS NV	16203510002
LARSEN ERIC G	1226 S 8TH ST LAS VEGAS NV	16203515036
LAVENBURG MAYUMI & JOSEPH	1239 8TH PL LAS VEGAS NV	16203515092
LAYTON LAYTON & TOBLER L L P	606 S 9TH ST LAS VEGAS NV	13934810062
LEARY WILLIAM & HONG TOK	800 S LAS VEGAS BLVD LAS VEGAS NV	13934410157
LEAVITT C D & LYLE FAMILY LIV TR	698 S RACETRACK RD #1211 HENDERSON NV	16203515009
LEE JOHN PETER FAMILY TRUST	830 LAS VEGAS BLVD S LAS VEGAS NV	13934410161
LEE JOHN PETER FAMILY TRUST	830 LAS VEGAS BLVD S LAS VEGAS NV	13934410160
LEEB HERMAN A III	1219 S 9TH ST LAS VEGAS NV	16203515099
LEWIS MELVIN JR	1201 S 9TH ST LAS VEGAS NV	16203511014
LIGUORI STEVEN LIVING TRUST	818 PARK PASEO LAS VEGAS NV	16203515077
L'OCTAINE L P	P O BOX 6950 1651 ROSECRANS ST SAN DIEGO CA	13934401006
LODGE VEGAS #32 F & A M	632 E CHARLESTON LAS VEGAS NV	16203501002
LUCERO EDDIE & FIDELA	1145 S 10TH ST LAS VEGAS NV	16203512020
LUCKY YOU TRUST	1248 S 8TH ST LAS VEGAS NV	16203515032
LUTFY LELAND E 2007 LIV TR	615 S 7TH ST LAS VEGAS NV	13934810014
M A R L L C	823 LAS VEGAS BLVD S LAS VEGAS NV	13934410203
M C Q L L C	%M QUINN 620 S 7TH ST LAS VEGAS NV	13934410223
M H L FAMILY L P	%M LEAVITT 6704 W COSTA BRAVA RD LAS VEGAS NV	16203512090
MARSH GREG W	3465 W MAULE AVE LAS VEGAS NV	13934410240
MARSHALL ROBERT E	625 S 8TH ST LAS VEGAS NV	13934801005
MARTINEZ JOSE PABLO	2657 WINDMILL PKWY #420 HENDERSON NV	16203511025
MASTRANGELO REVOCABLE LIVING TR	5705 AVENIDA SILLA LAS VEGAS NV	13934410207
MAX TOO L L C	%M S DENNIS 628 S 10TH ST LAS VEGAS NV	13934810099

Report of All Selected Parcels**Case Number:** VAR-39458**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MCCORMACK RILEY & DENISE L	1224 S 9TH ST LAS VEGAS NV	16203515082
MCMAHAN FAMILY 1999 LIVING TRUST	1589 TRAVOIS CIR LAS VEGAS NV	13934810028
MEEK RICHARD & RAMONA LIVING TR	613 S EIGHTH ST LAS VEGAS NV	13934810122
MILES MARLENE & CATHRINE	1200 S 8TH ST LAS VEGAS NV	16203501006
MILLER EDWARD A	1200 S 10TH ST LAS VEGAS NV	16203512079
MUELLER CRAIG A	808 S 7TH ST LAS VEGAS NV	13934410231
NAPOLITANI TRUST	9429 GARNET CROWN AVE LAS VEGAS NV	13934810003
NAVARRO ROGER R	1005 E YUCCA AVE LAS VEGAS NV	16203512002
NAVARRO VICENTA PONCE	1218 S 9TH ST LAS VEGAS NV	16203515081
NEILLUKE L L C	%S LENHOFF 9581 VERNEDA CT LAS VEGAS NV	16203515040
NEILLUKE L L C	1240 S 9TH ST LAS VEGAS NV	16203515085
NUNO GABRIEL	1014 YUCCA LAS VEGAS NV	16203512014
OROZCO EDELMIRA	1009 YUCCA AVE LAS VEGAS NV	16203512003
P & M M L L C	19 CASTLE OAKS CT LAS VEGAS NV	13934410212
P A C HOLDINGS L L C	%P MANNING/C HALL/A SALISBURY 617 S 8TH ST #A LAS VEGAS NV	13934810045
P E L ENTERPRISES L L C	2900 MASON AVE LAS VEGAS NV	13934810106
P R M D L L C	%R REYNOLDS 823 S LAS VEGAS BLVD LAS VEGAS NV	13934410170
P R M D L L C	823 LAS VEGAS BLVD S LAS VEGAS NV	13934401012
PACIFIC WOODS RENTALS L L C	717 S 8TH ST LAS VEGAS NV	13934810040
PAE-JAM CORPORATION	%A DENT 1209 PARK CIR LAS VEGAS NV	16203515093
PAIR-A-DICE HOLDINGS L L C	711 S 9TH ST LAS VEGAS NV	13934810076
PALENCAR MIA R REV TR AGMT	177-F RIVERSIDE AVE #924 NEWPORT BEACH CA	16203511003
PARNALL DON	1235 S 9TH ST LAS VEGAS NV	16203515102
PAYNE CARY COLT 1992 TRUST AGMT	700 S 8TH ST LAS VEGAS NV	13934810030
PETO FAMILY TRUST	P O BOX 790 LAS VEGAS NV	16203112041
PHILLIPS LOIS	705 PARK PASEO ST LAS VEGAS NV	16203510004
PIGGY 23 L L C	625 S 6TH ST LAS VEGAS NV	13934410218
PIMENTEL JOHN	1216 8TH PL LAS VEGAS NV	16203515074
PINJUV CHILDRENS TRUST	%J PINJUV 1221 S 8TH ST LAS VEGAS NV	16203515041
POLURI VIJAYA	%C ELGAZZAR 1413 HILLSIDE PL LAS VEGAS NV	13934810032
PORTER BURDELL & INA TRUST	819 PARK PASEO ST LAS VEGAS NV	16203511019
POWELL JANETTE W	730 PARK PASEO LAS VEGAS NV	16203515038

Report of All Selected Parcels**Case Number:** VAR-39458**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
RAFFERTY AMY & JOHN T	1105 S 6TH ST LAS VEGAS NV	16203511004
REBUILDING TOGETHER CHRISTMAS	611 S NINTH ST LAS VEGAS NV	13934810083
RICHARD DEBORAH	1000 PINEHURST DR LAS VEGAS NV	16203511001
RICHARDS J K TRUST	1685 CORONADO AVE IDAHO FALLS ID	16203515104
ROBINS ALICE WONG	P O BOX 9934 GLENDALE CA	16203511017
ROBINS IAN	P O BOX 9904 GLENDALE CA	16203511016
ROBINSON ANTHONY	1207 S 7TH ST LAS VEGAS NV	16203515015
ROCKE EDELMIRA O	1008 YUCCA AVE LAS VEGAS NV	16203512015
RODRIGUEZ PATRICIA	1007 FRANCIS AVE LAS VEGAS NV	16203512021
ROJAS EUSEBIO & ANTONIA	1132 S 10TH ST LAS VEGAS NV	16203512084
ROJAS LUIS	%STEIN & ROJAS 520 S 4TH ST LAS VEGAS NV	13934810050
ROUSE GRACE SEYMOUR TRUST	8120 SW 99 AVE MIAMI FL	16203515045
S A CHALLENGER INC	%PARK NATIONAL BANK %FAIRFIELD FINANCIAL GROUP 8 GREENWAY PLAZA #1100 HOUSTON TX	13934810070
S V S PROPERTIES LTD L L C	4431 S EASTERN AVE #2 LAS VEGAS NV	16203501003
S W DESERT PROPERTIES L L C	P O BOX 28887 LAS VEGAS NV	13934410189
S W DESERT PROPERTIES L L C	P O BOX 28887 LAS VEGAS NV	13934410190
SAINT MAISIE L L C	3204 PLAZA DE RAFAEL LAS VEGAS NV	13934810097
SCHIFF MARVIN JAMES TR #R-501	2401 INDUSTRIAL RD LAS VEGAS NV	13934410199
SCHNEIDER FAMILY TRUST	2820 DARBY FALLS DR LAS VEGAS NV	13934810071
SCHUFF FAMILY TRUST 2001	2430 KARLI DR LAS VEGAS NV	13934810100
SCHWARTZ 1980 TRUST	1013 S 6TH ST LAS VEGAS NV	16203501005
SCHWEGMAN GENE G	1239 S 8TH ST LAS VEGAS NV	16203515044
SCOW STEVEN R & MARY BETH	326 MEDIO CT HENDERSON NV	13934810004
SECRETARY HOUSING & URBAN DEV	%MICHAELSON CONNOR & BOUL 13832 N 32ND #D150 PHOENIX AZ	16203511013
SEGERBLOM RICHARD S & SHARON	704 S 9TH ST LAS VEGAS NV	13934810069
SHANER CHERYL TRUST	8208 W CAMERO AVE LAS VEGAS NV	13934410188
SHANER JEFFREY IAN	715 S 6TH ST LAS VEGAS NV	13934410213
SHANER JEFFREY IAN	715 S 6TH ST LAS VEGAS NV	13934410215
SHANER JEFFREY IAN	715 S 6TH ST LAS VEGAS NV	13934410214
SHATWELL JAMES	1206 S 7TH ST LAS VEGAS NV	16203515012
SHROUT CHARLES H	2525 JADE SKY ST HENDERSON NV	16203512083

Report of All Selected Parcels**Case Number:** VAR-39458**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SHUFFIELD JACQUELINE FAMILY TR	7485 ULLOM DR LAS VEGAS NV	13934810007
SIMON INC	8109 SAPPHIRE BAY CIR LAS VEGAS NV	13934410166
SKUPA WILLIAM S & SHARRON R	600 S 7TH ST LAS VEGAS NV	13934810001
SMITH FAMILY HOME	%J STEWART 1746 MANDEVILLE LN LOS ANGELES CA	13934410185
SORRELLS CHARLES J	1000 E GARCES AVE LAS VEGAS NV	13934810108
SORRELLS CHARLES J	1000 E GARCES LAS VEGAS NV	13934810107
SOTO APOLONIO & ALICIA	1217 S 7TH ST LAS VEGAS NV	16203515017
SPANN STEVEN C	830 PARK PASEO DR LAS VEGAS NV	16203515113
SPARKS WALTER	2836 VIA STELLA HENDERSON NV	16203515091
SPLATT INVESTMENTS L L C	%R SPRATT %C SPILLAR JR 2098 ANGEL FALLS HENDERSON NV	16203515067
STATE BAR NEVADA	600 E CHARLESTON BLVD LAS VEGAS NV	16203501001
STEWART GEORGE W JR	P O BOX 42034 LAS VEGAS NV	16203512082
STEWART RONALD S REV LIV TR	608 S 7TH ST LAS VEGAS NV	13934810002
STONEBARGER DEREK	1240 8TH PL LAS VEGAS NV	16203515069
STUPAK LIVING TRUST	%D STRAUS 900 RANCHO LN LAS VEGAS NV	13934410175
STUPP CLAYTON C	1004 YUCCA AVE LAS VEGAS NV	16203512016
TATLONGHARI NOEL & KAREN M H	1225 S 8TH ST LAS VEGAS NV	16203515042
TEITEL SUSAN M	10067 STAMPEDE CANYON CT LAS VEGAS NV	13934810005
TEJEDA MONICA	1150 S 10TH ST LAS VEGAS NV	16203512080
THIRIOT 1977 TR	621 S 9TH ST LAS VEGAS NV	13934810081
THIRIOT 1977 TRUST	621 S 9TH ST LAS VEGAS NV	13934810082
TOOTHACRE DEAN L	1222 8TH PL LAS VEGAS NV	16203515073
TORRES ALEJANDRO	1223 8TH PL LAS VEGAS NV	16203515095
TOWANDA L L C	801 S SIXTH ST LAS VEGAS NV	13934410209
TRUSTEE CLARK COUNTY TREASURER	%732 S 6TH STREET TRUST CRISTALLI MICHAEL V TRS 732 S 6TH ST #100 LAS VEGAS NV	13934410256
TRUSTEE CLARK COUNTY TREASURER	%WORK AT HOME L L C %M SINGER 4475 S PECOS RD LAS VEGAS NV	13934810102
UNITED STATES MEXICO	%CONSULATE OF MEXICO 330 S 4TH ST LAS VEGAS NV	13934401015
VELOIRA AMADO R JR	1126 S 10TH ST LAS VEGAS NV	16203512085
VILT JAMES JOSEPH JR & KIMBERLY	1211 8TH PL LAS VEGAS NV	16203515097
VITAVEC ROSEMARY REV LIV TR	1239 S 9TH ST LAS VEGAS NV	16203515103
W R P LIVING TRUST	1021 FRANCIS AVE LAS VEGAS NV	16203512024
WALKER FRED R TRUST	5240 ACGUA LN PAHRUMP NV	13934810024

Report of All Selected Parcels**Case Number:** VAR-39458**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
WALSH PETER & MARTHA	925 PARK PASEO LAS VEGAS NV	16203511015
WATKINS JOHN G & BARBARA A	6217 LORILLE LN LAS VEGAS NV	13934410195
WAWERNA JOHN C	614 S 6TH ST LAS VEGAS NV	13934410183
WEINSTEIN RICHARD	%AMER FIDELITY INC 1211 S 9TH ST LAS VEGAS NV	16203511012
WHITE FAMILY PROPERTIES L L C	%R WHITE 1608 S 6TH ST LAS VEGAS NV	13934410220
WILSON JAMES J	1244 S 8TH PL LAS VEGAS NV	16203515068
WOLFSON STEVEN B & JACALYN GLASS	601 S 7TH ST LAS VEGAS NV	13934801001
YORGOS FAMILY TRUST	%J BLUT 300 S 4TH ST #701 LAS VEGAS NV	13934810080
YORGOS FAMILY TRUST	%J BLUT 300 S 4TH ST #701 LAS VEGAS NV	13934810079
YOUNGBLOOD STEPHANIE J	1905 CALLE DE VEGA LAS VEGAS NV	13934410208

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-39458

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

VAR-39458 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW 82% LOT COVERAGE WHERE 50% IS THE MAXIMUM ALLOWED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: OCTOBER 21, 2010

CITY COUNCIL: NOVEMBER 17, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: SEPTEMBER 21, 2010

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance (VAR)

Project Address (Location) 800 S. 8th Street

Project Name Legal Aid Center of Southern Nevada Garage Proposed Use Office

Assessor's Parcel #(s) 139-34-410-244 & a portion of 139-34-410-245 Ward # 3

General Plan: existing C proposed C Zoning: existing C-1 proposed C-1

Commercial Square Footage Floor Area Ratio

Gross Acres .72 Lots/Units Density

Additional Information

PROPERTY OWNER Clark County Legal Services Program Contact Terry Bratton
Address 800 South Eight Street Phone: 386-1070 Fax: 366-0569
City Las Vegas State NV Zip 89101
E-mail Address tbratton@lacsno.org

APPLICANT Clark County Legal Services Program **Contact** Terry Bratton
Address 800 South Eight Street **Phone:** 386-1070 **Fax:** 366-0569
City Las Vegas **State** NV **Zip** 89101
E-mail Address tbratton@lacs.n.org

REPRESENTATIVE The Capitol Company Contact Russell Rowe
Address 10100 W. Charleston Blvd. Suite 200 Phone: 884-5014 Fax: _____
City Las Vegas State NV Zip 89135
E-mail Address rrowe@thecapitolcompany.com

Property Owner Signature* 

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Barbara Buckley

Subscribed and sworn before me

This 2 day of September, 2010

Maryann Gurski

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-39458
Meeting Date:	10/21/10
Total Fee:	830.00
Date Received:*	9/7/10
Received By:	

 Notary Public - State of Nevada
County of Clark
MARYANN GORSKI
My Appointment Expires
No: 06-102210-1 December 29, 2013

Each application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\desot\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39458** APN: 139-34-410-244, a portion of 139-34-410-245

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

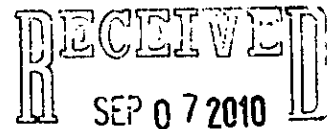
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Barbara Buckley

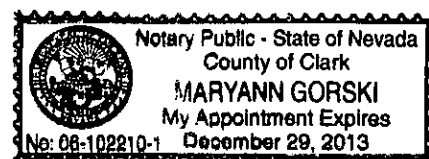


Subscribed and sworn before me

This 2 day of September, 2010

Maryann Gorski

Notary Public in and for said County and State



YK

Report Date 09/08/2010 12:36 PM

Submitted By

Page 1

A/P # 39458 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/07/2010 10:58	984224	Temp COO		
Approved			COO Issued		
Final			Expire		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAR-39458 - VARIANCE RELATED TO VAR-39100, VAR-39099, SDR-3908 AND SDR-39457 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW FOR A 10-FEET FRONT SETBACK WHERE 20-FEET IS REQUIRED, ZERO FEET SIDE SETBACK WHERE 10-FEET IS REQUIRED, SIX-FEET CORNER SIDE SETBACK WHERE 15-FEET IS REQUIRED, FIVE-FEET REAR SETBACK WHERE 20-FEET IS REQUIRED AND TO ALLOW FOR 82% LOT COVERAGE WHERE 50% IS THE MAXIMUM ALLOWED on 0.98 acres at 721 EAST CHARLESTON BOULEVARD (APN's 139-34-410-244 & 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P #

Project # 39458 Project/Phase Name LEGAL AID CENTER OF SOUTHERN N Phase #
Size/Area 0.72 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934410244

Location

Owner/Tenant

Contact ID AC1817578 Name CLARK COUNTY LEGAL SERVICES PROGRAM
Mailing Address 800 S. 8TH STREET Organization
City LAS VEGAS State/Province NV
ZIP/PC 89101 Country ☐ Foreign
Day Phone (702)366-1070 x Evening Phone
Fax (702)366-0569 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

800 S 8TH ST
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934410244

Report Date 09/08/2010 12:36 PM

Submitted By

Page 2

A/P Linked Parcels

13934410245

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1817578 ☐ Foreign
Effective Expire
Name CLARK COUNTY LEGAL SERVICES PROGRAM
Day Phone (702)386-1070 x Eve Phone Organization
Pager PIN # Position
Fax (702)366-0569 Mobile Profession
E-Mail
Address 800 S. 8TH STREET
LAS VEGAS, NV 89101
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1817578 ☐ Foreign
Effective Expire
Name CLARK COUNTY LEGAL SERVICES PROGRAM
Day Phone (702)386-1070 x Eve Phone Organization
Pager PIN # Position
Fax (702)366-0569 Mobile Profession
E-Mail
Address 800 S. 8TH STREET
LAS VEGAS, NV 89101
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	09/07/2010 11:18	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	09/07/2010 11:18	30.00
PROCESSING FEE	P	09/07/2010 11:18	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections

There are no Inspections for this Report

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
----------	-------------	---	--------	--------	--------	---------	-----------	---------

Comments

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR) Modified By GKAPOVICH Modified Date/Time 09/07/2010 10:58
Comments
No Comments

Report Date 09/08/2010 12:36 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Statement of Financial Interest	Y Laser Print Floor Plan
	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

Z-LEGAL				984224	09/07/2010 10:58	
N						

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

VARIANCE

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

10/21/2010	PC	SCHEDULED		0	0	0
GKAPOVICH	09/07/2010					

Report Date 09/08/2010 12:36 PM

Submitted By

Page 4

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Added By	Add Date	Modified By	Modified Date	

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

Employee

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	09/07/2010 11:20		0.00
CHERIE GUZMAN, LEGAL AID CENTER OF SO NEV CK 17787, 702.386.1070 (37452, 37458)					

No Model Home Details

THE CAPITOL COMPANY

PUBLIC POLICY AND GOVERNMENT AFFAIRS
10100 W. Charleston Blvd., Suite 200, Las Vegas, NV 89135

September 5, 2010

Yorgo Kagafas, Planner II
City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

**Re: Justification Letter, Office Building
Legal Aid Center of Southern Nevada
APNs: 139-34-410-245**

Dear Mr. Kagafas:

This firm represents Legal Aid Center of Southern Nevada (LACSN) with respect to the development of an office building located at the northwest corner of Charleston Boulevard and Eighth Street. The site is within the Downtown Redevelopment Plan with a General Commercial (GC) master plan designation and is currently zoned C-1. The structure will be the new office building for LACSN, which is presently located in the adjacent office building at the southwest corner of Eighth and Gass. This request consists of a Site Development Plan Review and Variance applications. Note that these applications represent a revision of the project which was previously approved by the City Council (SDR-29445, VAR-29446 & 29447). The previous approvals for the relevant applications are provided in this letter for your reference.

Site Development Plan Review

The project proposes a 32,500 square-foot office building (previously approved at 39,000 square feet), two story structure at a maximum height of 50 feet (previously approved at 65 feet). Contemporary materials will be used on the building exterior, which include various colors of smooth finish stucco, metal panels and glass wall system with high performance low E reflectivity not to exceed 22%.

A waiver of perimeter landscaping requirements is requested as part of the SDR applications as follows:

	Required	Provided	Previously Approved
North	8 feet	Zero feet	Zero feet
West (alley)	8 feet	Zero feet	Zero feet
South	15 feet	10 feet	10 feet
East	15 feet	Zero feet	10 feet

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VAR-39458 SDR-39098
SDR-39457

Variance: Parking

In addition to the SDR the applicant is requesting the following parking variance:

	Current Application		Previously Approved
	Temporary	Permanent	
Required	118	118	130
Provided	0 (zero)	92	84
Reduction	118 or 100%	26 or 22%	46 or 35%

The project is being built in two phases; the first phase being the construction of the new building on the vacant parcel. Once completed, LACSN staff will move out of their existing building on the adjacent parcel and into the new building. The existing building will then be demolished and the parking garage will be constructed. Consequently, during the construction of the parking garage the applicant will require a variance for zero parking spaces. However, once the parking garage is constructed the project will have 92 parking spaces, representing a 22% reduction in parking or 26 spaces. Notably, the previously approved project was granted a parking variance equaling a 35% reduction or 46 spaces. This revised project will ultimately provide a superior parking solution than the previous project for the applicant's limited parking needs.

This request is justified given the applicant's mission, clientele, location and mass transit opportunities. LACSN is a private, non-profit corporation dedicated to providing free community legal services to the County's low-income residents since 1958. Eligibility for their services is based on household income and the number of people living in the client's household. As a result of the economic status of its clientele, approximately half (48%) of the applicant's clients travel to the office by a mode other than driving their own car – mass transit, walk or ride a bicycle, or dropped off by a relative or friend. Stated frankly, a vehicle is a luxury item many of their clients simply do not have. Moreover, approximately 45% of the applicant's clientele live in the downtown area, making access to the site by means other than a vehicle quite easy.

Of the remaining 55% of their clientele, most live in the east and northeast parts of the valley. LACSN is ideally located for mass transit opportunities – not a coincidence and quite necessary in fulfilling its mission of providing free legal services to those in need. Bus Route 206 runs the full length of Charleston Boulevard and has four bus stops within two blocks of the site, including one next door (in front of the US Bank building) and one directly across Charleston. Route 206 is the third busiest non-tourist route in the CAT system, and it intersects with the second busiest non-tourist route (Maryland Parkway) in addition to the busiest of all routes, Las Vegas Boulevard. This makes LACSN accessible to virtually all parts of the valley where most of its clientele live and work. Route 206 is also expected to connect to the new Central City Terminal at Casino Center and Bonneville (replacing the Downtown Transportation Center), which will allow for even more bus transfers and easier access to LACSN.

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VAR-39458 SDR-39098
SDR-39457

Also important to consideration of the parking variance request is that significant off-site (street) parking is available in the area. Adjacent to both LACSN parcels is 270 feet of street parking, equivalent to 15 parking spaces (assuming a standard 18 feet of space per vehicle). Including these parking spaces with the 92 provided with the project brings the total available parking count to 107 spaces. Also available within one block of LACSN is approximately 842 feet of street parking for an equivalent of another 46 parking spaces. In total, 61 additional parking spaces may be available at any given time either adjacent to or across the street from LACSN. Coupled with the spaces provided with the project, approximately 153 parking spaces are available either on-site or within a one block area.

Moreover, LACSN's existing building site contains only 22 parking spaces and has not experienced any parking problems for staff or clients. The 61 available parking spaces along the street within close proximity of the site is almost three times the amount currently provided at the existing building. Consequently, the brief period of time during which zero parking is available for the construction of the parking garage will not present any parking issues for staff or clients.

Variance: Setback & Lot Coverage

The second variance request is for reduced setbacks as follows:

	Required	Provided	Previously Approved
Front	20 feet	10 feet	10 feet
Side	10 feet	5 feet	5 feet
Corner Side	15 feet	10 feet	Zero feet
Rear	20 feet	45 feet	Zero feet

The proposed setbacks conform to the existing development in the area. The adjacent building to the west has a 10-foot setback on Charleston, while buildings along Charleston towards Las Vegas Boulevard have limited or no front setbacks. The proposed 10-foot setback for this project will provide a smooth and aesthetically pleasing transition from the zero setbacks allowed on properties in the Downtown Centennial Plan only one and a half blocks away from this site.

Along with the setback variance is a request for lot coverage of 57% where a maximum of 50% is allowed. Again, much of this area of downtown has been built at scales exceeding the 50% lot coverage requirement. Indeed, the Downtown Redevelopment Plan contemplates development that does not necessarily conform to the parameters of the City's overall development code. Notably, the lot coverage previously approved for this site was 83%. This application represents a 31% reduction in the lot coverage request compared to the previously approved project.

When completed this project will add a vibrant, new structure to Charleston Boulevard and the Downtown Redevelopment area that will set a standard for small-sized office buildings. Moreover, it will allow LACSN to continue providing legal access to

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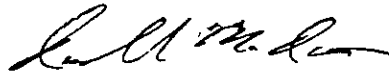
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VAR-39099 VAR-39100
VAR-39458 SDR-39098
SDR-39457

the poor, indigent, elderly and immigrant communities in southern Nevada at a location that is accessible to all citizens of our community.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or need additional information.

Sincerely,



Russell M. Rowe, Esq.

cc Cherie Guzman, JMA

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VAR-39099 VAR-39100
VAR-39458 SDR-39098
SDR-39457

THE CAPITOL COMPANY

PUBLIC POLICY AND GOVERNMENT AFFAIRS
10100 W. Charleston Blvd., Suite 200, Las Vegas, NV 89135

September 5, 2010

Yorgo Kagafas, Planner II
City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

**Re: Justification Letter, Parking Garage
Legal Aid Center of Southern Nevada
APNs: 139-34-410-244 and a Portion of 139-34-410-245**

Dear Mr. Kagafas:

This firm represents Legal Aid Center of Southern Nevada (LACSN) with respect to the development of a three story parking garage located at the southwest corner of Gass Avenue and Eighth Street. The site is within the Downtown Redevelopment Plan with a General Commercial (GC) master plan designation and is currently zoned C-1. This request consists of a Site Development Plan Review and Variance applications. Note that these applications represent a revision of the project which was previously approved by the City Council (SDR-29445, VAR-29446 & 29447).

Site Development Plan Review

The parking garage is associated with a related but separate application for an office building on the adjacent parcel to the south which will serve as the new headquarters for LACSN. The parking garage will serve as the required parking for staff and clients of LACSN's new building.

The parking structure will consist of multi-tone grey and white paints while also including metal fabric/mesh along the stairwells. The garage will be open on all sides except along Eighth Street for aesthetics. The entrance to the parking garage on Eighth Street will be gated for security during non-business hours.

A waiver of perimeter landscaping requirements is requested as part of the SDR applications as follows:

	Required	Provided
South	8 feet	Zero feet
West (alley)	8 feet	Zero feet
North	8 feet	6 feet
East	15 feet	Zero/20 feet

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SDR-39457

Variance: Setback & Lot Coverage

The parking garage will require the following reduced setbacks as follows:

	Required	Provided
Front	20 feet	10 feet (portion)
Side	10 feet	Zero feet
Corner Side	15 feet	6 feet
Rear	20 feet	5 feet

The proposed setbacks conform to the existing development in the area where reduced or no setback is more of the standard. Notably, the parking garage and the new office building on the adjacent parcel will ultimately set on one parcel when the project is complete. Consequently, while a zero setback is shown for the corner side (adjacent to the new building), there will actually be a 10-foot separation between the parking garage and the new office building.

Along with the setback variance is a request for lot coverage of ^{82%}~~87%~~ where a maximum of 50% is allowed. Again, much of this area of downtown has been built as scales exceeding the 50% lot coverage requirement. Indeed, the Downtown Redevelopment Plan contemplates development that does not necessarily conform to the parameters of the City's overall development code. The lot coverage previously approved for this site was 83%.

When completed this parking garage, along with the its companion office building, will add a vibrant, new structure to Charleston Boulevard and the Downtown Redevelopment area that will set a standard for small-sized office buildings. Moreover, it will allow LACSN to continue providing legal access to the poor, indigent, elderly and immigrant communities in southern Nevada at a location that is accessible to all.

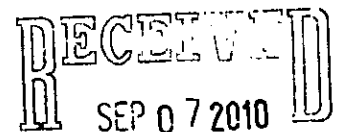
Thank you in advance for your time and consideration regarding this application. Please fee free to contact me should you have any questions or need additional information.

Sincerely,



Russell M. Rowe, Esq.

cc: Cherie Guzman, JMA



VAR-39099 VAR-39100
VAR-39458 SDR-39098
SDR-39457

**AMENDED BYLAWS
OF
CLARK COUNTY LEGAL SERVICES PROGRAM, INC.**

1. Membership:

This corporation shall have no membership.

2. Board of Directors:

a. The policies of the corporation shall be established by the Board of Directors, pursuant to the Amended Articles of Incorporation of Clark County Legal Services Program, Inc.

b. All Directors shall reasonably reflect the interests of the eligible clients in Clark County, Nevada, and, in establishing policy for the Clark County Legal Services Program, reasonable effort shall be made to ensure that all policies of the Corporation reflect the interest and needs of the eligible clients of Clark County.

3. Selection of Board Members:

a. Board members will serve two (2) year terms from the month of selection. A duly elected Board member may continue to serve after the two (2) year term however, if the Board has not held an election for that Board position.

b. The currently sitting Board of Directors shall have the authority to fill any expired Board positions or Board vacancies, except that the Clark County Bar Association shall have the authority to appoint three (3) members to the Board of Directors.

c. If any position of the Board of Directors becomes vacant prior to the expiration of the term of the individual holding the position, the Board shall fill the unexpired term.

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4. Board Meetings:

a. Regular meetings of the Board of Directors shall be held not less than four (4) times each calendar year at such time and place as shall be fixed by the Board of Directors or by the President of the Corporation.

b. Board meetings may be held in person or by teleconference.

c. Special meetings of the Board of Directors may be called at any time by the President, or by any twelve members of the Board.

d. Notice of meetings, regular or special, shall be mailed to each member of the Board of Directors not less than ten (10) days before such meetings; provided, however, a special meeting may be held without notice by consent of two-thirds (2/3) of the members of the Board of Directors. Notice shall state the purpose of the meeting, the date, time and place thereof.

e. A quorum for any meeting of the Board of Directors shall consist of one-third (1/3) of existing members of the Board. A majority of such quorum shall decide any questions which may come before the meeting, except as otherwise may be provided by these Bylaws.

f. The Board may recess any meeting to another time and place by majority vote of the Directors present at such meeting.

g. All meetings of the Board of Directors shall be public except for those concerned with matters properly discussed in executive session, including personnel and legal matters in which the Clark County Legal Services Program is a party. The President or other presiding officer shall have the authority to exclude from any meeting those individuals who disrupt or otherwise interfere with the conduct of the meeting. Timely and effective prior public notice of all meetings shall be given, except as otherwise provided in these Bylaws.

h. Robert's Rules of Order shall govern the proceedings of the Board, unless waived by majority vote of the Board members present.

5. Officers:

a. The Officers of the corporation shall include the President, Vice-President, Secretary and Treasurer and such other officers as the Board of Directors may determine. Each officer shall be a member of the Board. He or she shall be elected for one (1) year and shall hold his or her office until a successor is elected and qualified. At least one (1) officer shall be either an eligible client or a person or represents eligible client, organization and who is not an attorney.

b. The President shall preside at all meetings of the Board, preside over the Executive Committee and perform such other duties as may be required of him or her by the Board or these Bylaws.

c. The Vice-President shall, in the absence of the President, or the inability of the President to act, exercise the powers of the President. The Vice-President shall also perform such other duties as may be required of him or her from time to time by the Board or these Bylaws.

d. The Secretary shall issue notice for all meetings, keep the minutes of the Board, have charge of the sealed corporate books and perform such other duties as may be properly required of him or her by the Board of Directors or these Bylaws.

e. The Treasurer shall review the fiscal management of the corporation, receive audit reports on behalf of the Board, approve financial statements presented to the Board and perform such other duties as are properly required of him or her by the Board of Directors or these Bylaws.

f. A vacancy in an Officer position of the Board of Directors shall be filled by majority vote at the next regular meeting of the Board of Directors.

g. An Officer may be removed from his position as Officer by a two-thirds vote of the members of the Board present; provided, however, all members of the Board shall have received notice of the impending removal of the Officer at least 14 days prior to the meeting at which the vote is to be taken. Removal from a position as an Officer does not constitute removal from membership on the Board of Directors (which is governed by 6 below).

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6. Removal of a Member of the Board of Directors:

a. A member of the Board of Directors may be removed for the following reasons only:

(1) Persistent neglect of duties as a member of the Board of Directors, including but not limited to, unexcused failure to attend three consecutive meetings of the Board or one-half (1/2) of the meetings held during a two-year period;

(2) Inability or persistent refusal to discharge duties as a member of the Board of Directors; and/or

(3) Malfeasance in office as a member of the Board of Directors.

b. A member of the Board whose removal is contemplated shall be given at least 10 days written notice of the meeting at which the vote on removal is to be taken. The notice shall reasonably set forth the reasons for the contemplated removal. A Board member shall be provided with a meaningful opportunity to be heard prior to his or her removal from the Board.

c. A member of the Board of Directors may be removed by a two-thirds (2/3) vote of the members of the Board of Directors present at a meeting after notice as specified above.

7. Committees of the Board:

a. The Executive Committee of the Board of Directors shall consist of the officers of the Board. The Executive Committee is empowered to act on behalf of the Board in those matters requiring actions of the Executive Committee will be effective until the next meeting of the Board at which time the Board as a whole may affirm or terminate the action taken by the Executive Committee.

b. The Board of Directors may select such other committees as it deems necessary to the operation of the corporation.

8. Responsibilities of Board:

In addition to other duties specifically enumerated in these Bylaws, the Board of Directors shall establish and enforce Board policies governing the operation of the Corporation, but the Board shall not interfere with any employee's professional responsibilities to clients. Minutes of the Board shall be kept in the central office of the Corporation and made available for inspection by members of the Board, employees of the Corporation and the general public.

9. Program Administration:

The Board of Directors shall select an Executive Director who shall have full responsibility and authority for the day-to-day administration of the affairs of the Corporation. The Executive Director shall be employed or discharged upon a majority vote of the Board of Directors at a meeting which shall have not less than seven (7) days prior notice. Pursuant to the policies established by the Board of Directors, the responsibilities of the Executive Director include, but are not limited to, the following:

- a. Day-to-day administrative direction of the Corporation;
- b. Employment, evaluation and termination of Corporation personnel;
- c. Representation of the Corporation before governmental and private granting sources and the general public;
- d. Presentation of reports at Board meetings and at such other times as may be necessary to keep the Board informed as to the status of the Corporation; and
- e. Such other duties as are assigned by the Board of Directors.

10. Fiscal Management:

- a. The Board of Directors shall regularly review the financial affairs of the Corporation, and the Board shall establish such policies as may be necessary to ensure the Corporation's fiscal integrity. In addition, for any year the Corporation has

assets and/or liabilities, the Board of Director shall approve the selection of and receive the annual report from, an independent audit firm which shall audit the books of the Clark County Legal Services Program according to accepted principles of non-profit bookkeeping.

b. Unless specifically directed by the Board otherwise, all monies of the Corporation shall be deposited in its name in banks, savings and loan associations, or trust companies. Said monies shall be withdrawn from deposit only upon check signed by the Executive of the Corporation or his/her designee.

c. All members of the Board of Directors and employees of the Corporation directly involved with the fiscal management of the Corporation shall be bonded in amounts sufficient to protect the Corporation. These persons shall include, but shall not be limited to, the Officers of the Board of Directors, the Executive Director and employees charged with fiscal duties and keeping the corporate books daily.

d. The fiscal year of this Corporation shall be from January 1 to December 31.

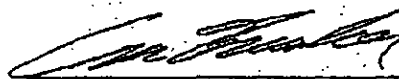
11. Notice:

Unless otherwise specified in these Bylaws, notice shall mean written communication mailed at least 14 days prior to the event for which notice is given.

12. Amendment:

These Bylaws may be amended, altered or repealed only by the vote of two-thirds (2/3) of the Directors of the Corporation at a meeting, the written notice of which set forth in full the proposed amendment, alteration or repeal, unless the notice requirement is waived by a two-thirds (2/3) majority of the Board.

DATED this 24th day of April, 1996.



President of the Board of Directors

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STATE OF NEVADA)

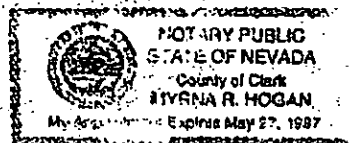
) ss:

COUNTY OF CLARK)

On this 24 day of April, 1996, before me, a Notary Public in and for the County of Clark, State of Nevada, personally appeared CAM FERENBACH known to me and to me known to be the person whose name is subscribed to the foregoing Amended Bylaws, and he acknowledged to me he executed the foregoing as his free and voluntary act for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year first hereinabove written.

Myrna R. Hogan
 NOTARY PUBLIC in and for the State of Nevada
 County of Clark



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**CLARK COUNTY LEGAL SERVICES
BOARD OF DIRECTORS**

**CLARK COUNTY LEGAL SERVICES PROGRAM, INC.
701 E. BRIDGER AVENUE, SUITE 101
LAS VEGAS, NEVADA 89101**

BARBARA E. BUCKLEY, EXECUTIVE DIRECTOR

President, Cam Ferenbach, Esq.
LIONEL SAWYER & COLLINS
300 South Fourth Street
Suite 1700
Las Vegas, Nevada 89101
Telephone: 383-8826
Facsimile: 383-8845

Elizabeth Gonzales, Esq.
Secretary/Treasurer
GONZALES & SALZANO
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Facsimile:

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Facsimile: 386-8066

Jay Hiner
Nevada State Bank
1912 Civic Center Drive
P.O. Box 990
Las Vegas, Nevada 89125-0990
Telephone: 433-8227 (H) 642-2482 (W)
Facsimile: 642-5433

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Telephone: 388-1890 (H)

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Facsimile: 384-8102

Paul Martin
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North Las Vegas, Nevada 89030
Telephone: 399-9842
Facsimile: 399-5361

Richard Morgan, Dean
WILLIAM S. BOYD SCHOOL OF LAW
University of Nevada-Las Vegas
4505 S. Maryland Parkway
Las Vegas, Nevada 89154
Telephone: 895-1876
Facsimile:

Pastor Robert Fowler
P.O. Box 4384
Las Vegas, Nevada 89127
Telephone: 648-2286
Facsimile:

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EXHIBIT "A"
LEGAL DESCRIPTION

Lots Thirty (30), Thirty-one (31) and Thirty-two (32) in Block Thirty-four (34) of SOUTH ADDITION TO LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51 in the Office of the County Recorder of Clark County, Nevada.

AND that portion of Block "B" of WARDIE ADDITION TO LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 13, in the Office of the County Recorder of Clark County, Nevada described as follows:

COMMENCING at the intersection of the Northerly side line of Lot 32 in Block 34 of South Addition with the North and South center line of Section 34, Township 20 South, Range 61 East, M.D.B. & M.; thence South along said North and South center line of said Section 34 to the intersection with the Southerly side line of said Lot 30 in Block 34 of South Addition; thence Easterly along the Easterly prolongation of the said Southerly side line of said Lot 30 in Block 34 of South Addition to the intersection with the Westerly side of Eighth Street, as the same is laid out and designated in the Plat of said Wardie Addition; thence Northerly along the Westerly side line of Eighth Street a distance of 75 feet or to a point at the intersection of said Westerly side of Eighth Street with the Southerly sideline of Gass Street; thence at right angles Westerly along the said Southerly side line of said Gass Street or along the Northerly side line of said Lot 32, Block 34, South Addition produced Easterly to the point of beginning.

TOGETHER WITH those portions of Gass Avenue and Eighth Street as vacated per that certain Order of Vacation recorded September 28, 1982 in Book 1627 as Document No. 1586384 of Official Records.

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LEGAL DESCRIPTION

EXHIBIT "A"

Assessor's Parcel No: 139-34-410-245

Parcel One (1):

Lots Twenty-Eight (28) and Twenty-Nine (29) in Block Thirty-Four (34) of South Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER WITH that portion of Block "B" of the Wardie Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 13, in the Office of the County Recorder of Clark County, Nevada, described as follows:

COMMENCING at the intersection of the Northerly side of Lot No. 29 in Block 34 of South Addition, with the North and South center line of Section 34, Township 20 South, Range 61 East, M.D.& M.;

Thence South along said North and South center line of said Section 34 to the intersection with the Southerly side line of said Lot 28 in Block 34 of said South Addition; Thence Easterly along the Easterly prolongation of the said Southerly line of said Lot 28, Block 34, South Addition, to the intersection with the Westerly side of Eighth Street, as the same is laid out and designated on the plat of said Wardie Addition;

Thence Northerly along the Westerly side line of Eighth Street, a distance of 50.00 feet, to a point at the intersection of said Westerly side of Eighth Street with the Easterly prolongation of the Northerly side line of said Lot 29, Block 34, South Addition; Thence at right angles Westerly along the said Northerly side line of said Lot 29, Block 34, South Addition, proceeding Easterly, to the PLACE OF BEGINNING.

Parcel Two (2):

Lots Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five (25), Twenty-Six (26) and Twenty-Seven (27) in Block Thirty-Four (34) of South Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER WITH that portion of Block "B" of the Wardie Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 13, in the Office of the County Recorder of Clark County, Nevada, described as follows:

BEGINNING at the intersection of the North and South center line of Section 34, Township 20 South, Range 61 East, M.D.B. & M., with the Northerly side of Lot Twenty-Seven (27) in Block Thirty-Four (34) of said South Addition to the City of Las Vegas;

Thence South along said North and South center line to its intersection with 8th Street as the same is laid out and designated on the plat of said Wardie Addition to Las Vegas; Thence Northerly along the Westerly side line of 8th Street to its intersection with the Easterly prolongation of the Northerly side line of said Lot Twenty-Seven (27) in Block Thirty-Four (34) of South Addition to the City of Las Vegas;

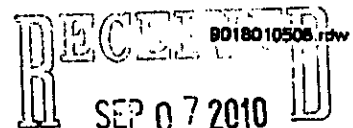
Thence Westerly along the Easterly prolongation of said Northerly side line of said Lot Twenty-Seven (27) in Block Thirty-Four (34) of South Addition to the City of Las Vegas, to the PLACE OF BEGINNING.

EXCEPTING THEREFROM that portion of the South 45.00 feet;

Measured at right angles to the South line of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, which lies within Irregular Lot 22, Block 14, of South Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada, as dedicated to the City of Las Vegas in that certain Final Order of Condemnation recorded March 23, 1979 in Book 1028 as Instrument No. 987493, of Official Records, being more particularly described as follows:

The South 5.00 feet, measured at the right angles to the South line of Irregular Lot 22, Block 34 of said South Addition to the City of Las Vegas.

CLTA Preliminary Report Form - Modified (11/7/08)



30

GRANT, BARGAIN, SALE DEED

Q2

THIS INDENTURE WITNESSETH, That EIGHTH STREET LLC, a Nevada Limited Liability Company, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CLARK COUNTY LEGAL SERVICES PROGRAM, INC, a Non-Profit Corporation, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

AS PER LEGAL DESCRIPTION ATTACHED HERETO
AS "EXHIBIT A" AND MADE A PART HEREOF

APN: 139-34-410-244

RPTT: \$ 2,891.25

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of JULY, 1999.

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

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SEP 07 2010

5-1

20071115-0004150

Fee: \$16.00 RPTT: \$15,618.75
N/C Fee: \$0.00
11/15/2007 14:51:41
T20070200942
Requestor:
FIDELITY NATIONAL TITLE
Debbie Conway STN
Clark County Recorder Pgs: 5

RECORDING REQUESTED BY:
Fidelity National Title
AND WHEN RECORDED MAIL TO:
Clark County Legal Services Program, Inc.
880 South Eighth Street
Las Vegas, NV 89101

AND WHEN RECORDED MAIL TAX
STATEMENTS TO:

SAME AS ABOVE

APN NO.: 139-34-410-245
AMT RPTT: 15,621.30
15,618.75

5

GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH THAT:

Charleston 7, LLC, a Nevada limited liability company

In consideration of the reasonable value, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Clark County Legal Services Program, Inc., a Nevada non-profit corporation

All that real property situated in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

RECEIVED
SEP 07 2010

SUBJECT TO:

1. General and special taxes for the current fiscal year 2006-2007
2. Covenants, conditions, restrictions, right of way, easements and reservations of record.

Charleston 7, LLC, a Nevada limited liability company

Bahieh Jina Farzinpour

By: Bahieh Jina Farzinpour, Managing Member

STATE OF _____
COUNTY OF _____

On _____ personally
appeared before me, a Notary Public

who acknowledged that he/she/they executed
the above instrument.

Notary Public

My commission expires:

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SEP 07 2010

STATE OF California

COUNTY OF San Mateo

On November 1, 2007 before me, M Piazza
(Name of Notary Public)

personally appeared Bahieh Jina Farzinpour

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the Instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the Instrument.

WITNESS my hand and official seal.

M. Piazza
(Signature of Notary Public)



(This area for notarial seal)

RECEIVED
SEP 07 2010